

COMPREHENSIVE PLAN UPDATE PROCESS

The Berea Comprehensive Plan is being produced by the Berea City Planning Commission, which has designated an Update Committee to develop the document. Update Committee membership includes representatives of the Planning Commission, the City Council, Berea College, the business community and Berea residents, appointed by Berea's Mayor.

Regular meetings of the Update Committee are considered work sessions. Any interested party may attend and observe any Update Committee meeting at any time, and can talk with Committee members before and after the meetings. Several public meetings and hearings are also held as part of the process, where the general public and other stakeholders are encouraged to offer opinions and ideas.

The BGADD (Bluegrass Area Development District) was hired by the Berea City Planning Commission to facilitate the update process. The role of the nationally-certified BGADD planners is to ensure the Plan meets all legal requirements, complete the research and documentation necessary to help the Committee make its decisions and offer professional technical advice as requested.

Comprehensive Plans are a means of defining a community's long term goals and setting objectives to reach those goals. It serves as the guide for decision making regarding the physical and economic development of the community as well as the social well-being of its residents, and helps determine the course of public policy on land use. All recommendations included in the Plan, as well as any future actions regarding zoning or regulation in a community, must in some way advance achievement of the Comprehensive Plan's Goals and Objectives.

Kentucky's laws regarding planning and zoning, including those concerning Comprehensive Plans, are contained within KRS Chapter 100. Every Comprehensive Plan must contain specific elements:

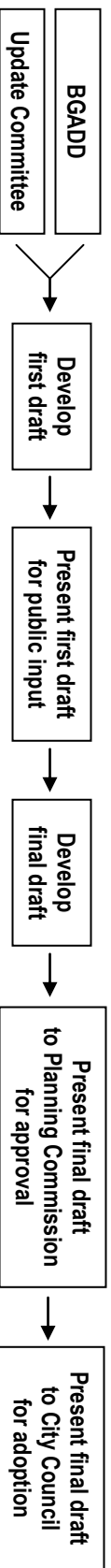
- **Statement of Goals and Objectives** A statement by the community of its development goals and the methods for achieving them
- **Land Use Element** A plan for the use and development of land, both public and private
- **Transportation Element** A plan for transportation both within the community and with its neighbors, including roadways, pedestrian and bike paths, railroads, mass transit and all other means of public transportation
- **Community Facilities Element** A plan for public buildings, land and facilities, generally including schools, parks, libraries, hospitals, and fire and police protection

Communities are encouraged to consider additional elements which reflect specific concerns such as historic preservation, agriculture, tourism or environmental protection.

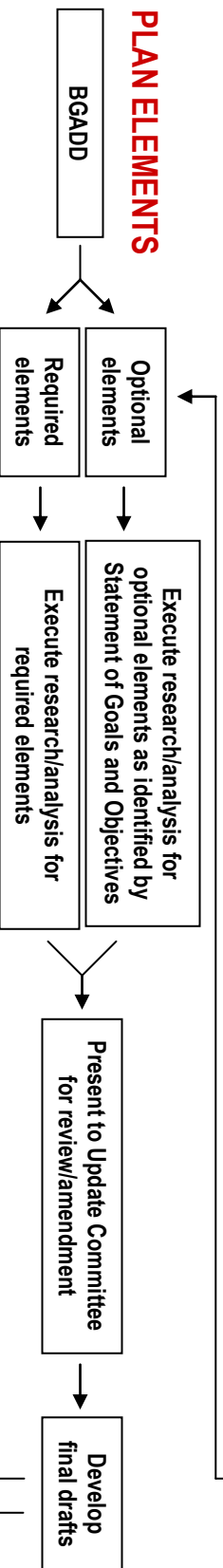
Comprehensive Plans are developed on a 20-year basis, as per KRS 100 requirements. Since every community naturally experiences ongoing change, periodic review and update of the Plan is necessary to maintain its relevance and effectiveness over time. KRS 100 includes a requirement that a full review be conducted by the community at least every five years. All or part of any existing Plan, however, may be re-adopted, updated or completely rewritten at any time.

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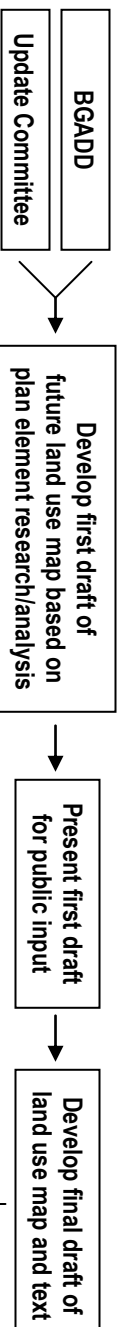
STATEMENT OF GOALS AND OBJECTIVES



PLAN ELEMENTS



LAND USE ELEMENT



FINAL PLAN DOCUMENT

